



4 Eden Close, Brixham, Devon, TQ5 9LT
Freehold House - Terraced
£270,000

boycebrixham
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A great opportunity to purchase a good size 3 double bed family home in a sought after residential location. The property is perfectly positioned for local primary schools, and the nearby shops at St Mary's Square, with a great size pet and family friendly park adjacent. Access into the town centre, with its harbour and marina just beyond, is approximately 1 mile away.

There is off road parking to the front with a small lawned garden to the side with mature shrubs. The porch gives access to a good size lounge with a kitchen diner beyond. The kitchen diner opens out onto a good size level, sun trap garden which enjoys an open outlook to the side with St Mary's Church tower in the distance.

Upstairs there are 3 good size double bedrooms which is rare for a property of this size where usually the third is a box bedroom. The property also has a spacious bathroom which houses a more modern gas combi boiler in the airing cupboard. The garage offers great potential for storage, or indeed could be converted to create an extra downstairs living space or even bedroom subject to necessary permissions and consents.

Council Tax Band: C



- 3 Double Bed House
- Large Family Bathroom
- Good Size Level Garden
- Driveway & Integral Garage

- 2 Good Size Living Rooms
- Modern Gas Combi Boiler
- Spacious & Bright Family Home
- Chain Free



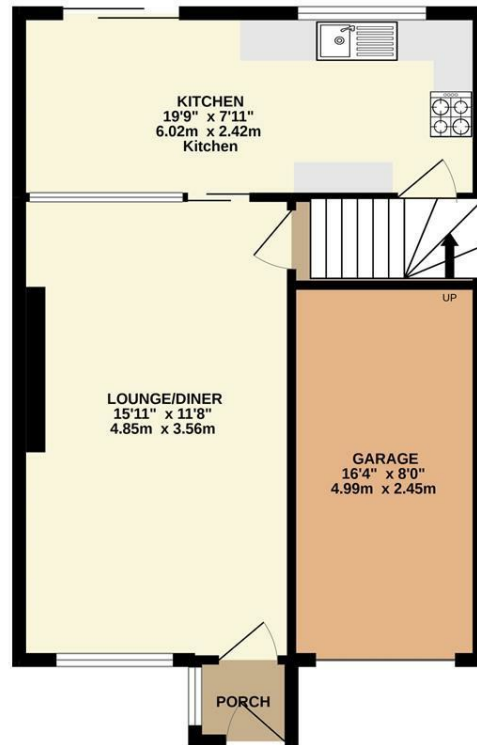
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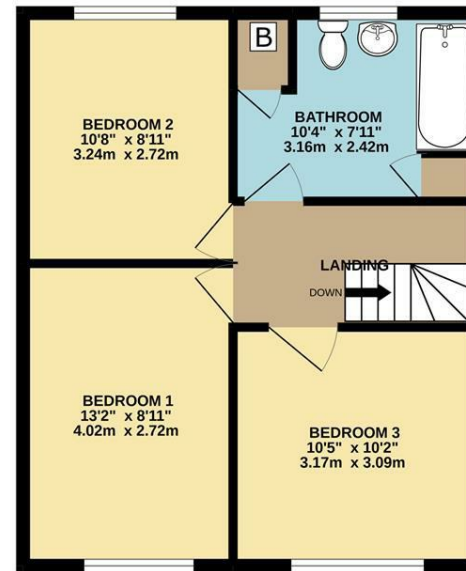




GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.



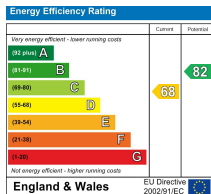
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: D



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